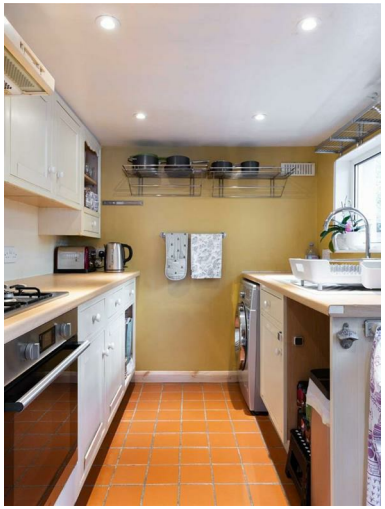
Valence Road, Lewes

Lewes
Estates

Valence Road is a highly sought after, relatively central street on the periphery of the Town Centre and Wallands area's, lined with pretty Victorian terraced properties. Valence Road is within the immediate vicinity of a very useful corner shop and is within walking distance of the town centre and Lewes mainline railway Station (London Victoria approx 1hr 10 mins).

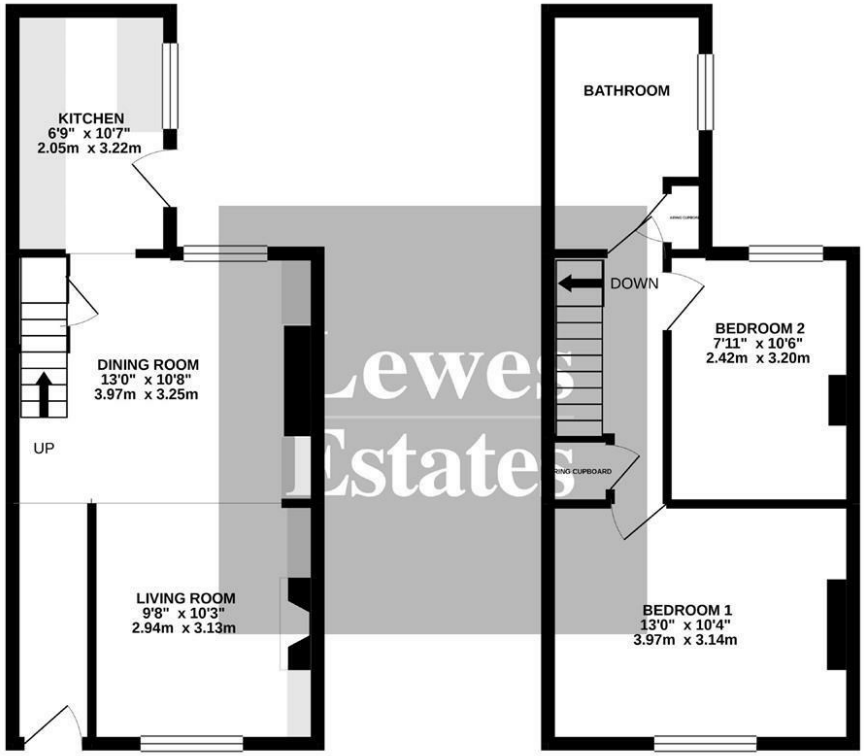
- Cul-De-Sac Location within walking distance of The Town Centre
- Potential for a Loft Conversion subject to permissions
- Westerly Facing Good Sized Rear Garden
- 2 Bedrooms
- Luxurious Bathroom
- 23ft Living/Dining Room
- Modern Kitchen
- Elevated Views In Part Over Lewes Castle & the South Downs
- Well-Appointed, Beautifully Presented Accommodation
- Victorian Terraced Cottage

A Beautifully Presented 2 Bedroom, Victorian Terrace, situated on the peripheries of Lewes Town Centre, in a sought after non-through road.
The property benefits from a larger than average Rear Garden for a town centre property, and features far reaching Views of Lewes Castle and the South Downs beyond.
The property is considered to be larger than most town centre cottages and offers the potential for a Loft Conversion creating a 3rd Bedroom, subject to the necessary planning and building consents.
The front door opens into an Entrance Hall which in turn opens into the semi-open plan, ground floor accommodation.
The Living Area showcases a beautiful ornate Fireplace with stone hearth and bespoke fitted cupboards and shelves, which have been set into the chimney recesses.
The Dining Area is open plan to the Living Area with views onto the Rear Garden and an opening to the Kitchen.
The Modern Kitchen features an array of fitted cupboards and drawers and allows space for appliances. The Kitchen provides access to the Rear Garden and has a quarry tiled floor.
Stairs lead from the Dining Area to the First Floor Landing where painted panelled doors lead to the principle rooms.
Bedroom 1 is a generously sized room at 13' x 10'04, has exposed floor boards and fantastic Views of Lewes



GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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t: 01273 477377
e: sales@lewesestates.co.uk

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Castle and the South Downs beyond.
Bedroom 2 is considered to be a small Double with views over the Rear Garden.
The Stylish and Luxurious Bathroom is a true feature of the property with a Modern white suite comprising of a Bath with Rainfall Shower over, a WC and Wash Hand Basin set into a vanity unit.
To the Outside we find the Rear Garden which is considered to be larger than is typically found for the central location. The Garden is of a Westerly aspect (TBV) and is mostly laid to Lawn. A Patio Area has been created from reclaimed bricks and established plants and shrubs are found to the boarders.
The property benefits from Gas Central Heating and Double Glazing. EPC Rating D.
Benefits to the location include being within walking distance of a convenient corner shop, nearby schools, and Lewes Town Centre including the Mainline Railway Station. (London Victoria approx. 1hr and 10 mins)

directions

From our office in the High Street turn left, proceed up through the High Street and into St Anne's Hill. At the brow of the hill opposite St Anne's Church turn right into Irelands Lane. Take the first left into de Montfort Road, halfway along the road turn right into Leicester Road and take the first left into Valence Road. The property can be found halfway along on the left hand side.

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52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk